

**EUCALYPTUS GROVE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**August 12, 2021 (6PM)**

**Via Zoom.com**

**(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

**Homeowners present:** Owen R # , Tamara S. #127 , Chris H #351

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at 6:04PM

**Owners Requests:**

Owen R: Wants update on Sauna, and maybe discuss gas lines for units. On agenda for meeting.

Tamara S: Wanted to mention to incentives and grants to HOAs for adding EV car chargers. Board will consider.

Chris H: Wants to replace DG pathways with concrete or gravel. Discussed. No vote

**Approval of Prior Meeting Minutes:** Howard moved to accept prior meeting minutes (7/8/21), Chris seconded. Unanimous.

**Landscape Report:** Mulching on newly planted creek section done. Tree trimming recommended by Joe behind 7610. Action tree submitted proposal to trim trees behind 7610 for \$5,400. Howard moved to accept. Colin seconded. Unanimous. Enviroscaping submitted a proposal to continue the drip conversion and relandscaping of creek area behind 7620 for \$12,750.00. Colin moved to accept and Howard seconded. Unanimously approved with Joe abstaining.

**Treasurer's Report**

	<b>July 21</b>	<b>YTD</b>
Total Income	\$71,037.15	\$489,251.63
Op. Expenses	26,323.24	192,604.68

Reserve Expenditures	19,305.00	139,810.55
Total Expenditures	45,628.24	332,415.23
Trans to Op Reserve	(25,408.91)	(154,745.40)
Trans from Op Reserve	27,976.33	200,443.31
Transfer to Reserve	(27,976.33)	(195,834.31)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,332,984.39	
Due from Unit Owners	\$4,041.03	
Total Assets	\$ 2,342,025.42	

Operating Expenses are about 20%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Colin seconded) Joe Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Colin seconded. Unanimous

### **Old Business:**

- a. Dry rot repair and approval/ratification of invoices/proposals:
  - OK for Beachside to replace 7 carport beams for \$13,160. Joe moved, Colin Seconded. Unanimous. Abby's Carpet City proposal for \$1,200 for gym flooring. Colin moved to accept. Chris seconded. Unanimous. Invoice from Enviroscaping for \$1,461.32 for valve wire repairs. Colin moved to accept, Chris seconded. Unanimous with Joe abstaining. Chris moved to approve the not-flush light for trash enclosures. Howard seconded. Discussion. Chris moved to try on only one trash enclosure. Joe seconded. Joe, Howard and Chris Yes, Colin No. Passed.
- b. Updating governing docs: tabled until special meeting on 8/19/21 at 5:30PM by Meeting Room.
- c. 7632 foundation work: in progress engineer will look at unit 247 on 8/17/21
- d. Repairs DG pathway, sidewalks: See landscape
- e. Gym: Gym in progress bathroom being tiled

- f. Pool facilities & COVID: Howard motioned to open Sauna with signs saying only to be occupied by one unit at a time. Chris seconded. Colin, Chris, and Howard yes Joe and Craig no. Passed.
- g. Parking lot lights: trash enclosures will try with one enclosure to see how it looks
- h. Address signs: tabled
- i. Trash enclosures: Concrete poured by Enviroscaping, waiting on Don with Beachside so the holes can be cored.

### **New Business**

- a. Revision of fine schedule: tabled
- b. Committees: in progress
- c. Gate Codes: Vendors have their own codes
- d. Recording liens: none

**Next Meeting 9/9/21** at 6PM, Via Zoom.com  
Meeting adjourned at 8:15PM

Submitted by: Matt Mora